



## ADVISORY NEIGHBORHOOD COMMISSION 4C

[www.anc4c.org](http://www.anc4c.org)

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### Support of Future Land Use Map Amendment

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February 12, 2020

Mr. Andrew Trueblood  
Director  
DC Office of Planning  
1100 4th Street, SW  
Suite E650  
Washington, DC 20024

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of 7 present at its February 12, 2020, meeting, voted, with 7 Yeas, 0 Nays, and 0 Abstentions to support an amendment to the Future Land Use Map for the property at 4411 14th Street NW from Low Density Commercial to Mixed-use Moderate Density Commercial and Moderate Density Residential (Application #0061).

ANC 4C takes note of the following:

- The membership of Alpha Kappa Alpha Sorority, Inc. Xi Omega Chapter ("Xi Omega" or the "Chapter") owner of 4411 14th Street since 1981, wish to modify the land use designation of that 4400 block, which houses their headquarters and community service center building.
- Xi Omega applied to amend the Future Land Use Map designation for Square 2819 from Low Density Commercial to Mixed-use Moderate Density Commercial/Medium Density Residential to facilitate redevelopment of the Property into a mixed-use senior affordable housing and community service center project. The application was denied.
- Xi Omega was founded in 1923 and has provided almost one hundred years of significant community service to the residents of the District of Columbia. The Chapter has operated their headquarters since 1981. The Chapter membership currently totals more than 500 members, and community service is the cornerstone of their mission.
- Some of the activities of the Chapter include: hosting weekly activities for seniors; hosting health fairs and partnering with local organizations to provide preventive health screenings; awarding more than \$50,000 annually in scholarships to DC high school seniors; hosting college fairs in the community and assisting students with college applications; hosting a Women and Girls Conferences for the community; donating supply filled backpacks to elementary students at the Powell Educational Campus; and providing free prom attire for low-income students.
- The Chapter envisions redeveloping the Property into a mixed-use project that includes affordable senior housing units and a new Xi Omega Center. Redevelopment will include: approximately 40 units of affordable senior housing; 15,000 square foot Xi Omega Center; separate entrances for Xi Omega Center and the senior housing residents; and relocating the parking entrance to Arkansas Avenue, NW to activate that block.
- The project will offer affordable senior housing and provide a new and improved Xi Omega Center, where continued and expanded community service programming will be facilitated.

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- The Project supports several framework elements of the amended DC Comprehensive Plan. Specifically, the development plan will help to: address critical affordable housing needs; contribute to the city's goals for an Inclusive City by providing much needed "Aging in Place" housing; fulfill the District's Age-Friendly policies; provide affordable housing in all areas of the District; and continue providing needed community services and programs to District residents, thereby aiding the District's neighborhood outreach goals.
- The DC Office of Planning approved Application #9942 for modification of the land use designation of the 4500 block of 14th Street (which is the block immediately north of the Xi Omega Property) from Low Density Commercial to Mixed-use Moderate Density Commercial and Moderate Density Residential.
- The elements of the Xi Omega Property, Square 2819 on the 4400 block of 14th Street NW are similar, if not exactly the same, as those of the 4500 block of 14th Street NW, which is situated directly north, and received land use designation modification approval. On that premise—in addition to the public benefits of the project to the community, and the project fulfilling multiple elements of an amended Comprehensive Plan—the Chapter requests ANC 4 to support their appeal for reconsideration of the decision to deny their application to amend the Future Land Use Map designation, in order to make the Project viable

Therefore it is RESOLVED, that it would be in the community's best interest and the District as a whole for the property at 4411 14th Street NW to be redeveloped from an underutilized, antiquated, one story store front building, to an attractive, modern, mixed-use development with affordable senior housing and space for community service.

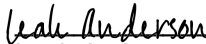
The Commission also voted with 7 Yeas, 0 Nays, and 0 Abstentions to appoint the Commissioner for Single Member District 4C05, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4C before the Office of Planning related to this matter.

DocuSigned by:



Charlotte Nugent  
Chairperson, ANC 4C

DocuSigned by:



Leah Anderson  
Vice Chair, ANC 4C



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### Title: Resolution Requesting More time For Stakeholder Comments on Amendments to Comprehensive plan Citywide and Area Elements

Date December 11, 2019

Mayor Muriel Bowser  
Director Trueblood  
DC Council Chairman Mendelson

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of \* present at its December 11, 2019 meeting, voted, with 8 Yeas, 0 Nays, and 0 Abstentions to support the resolution to extend comments on the Office of Planning's Comprehensive plan.

ANC 4C requests with great weight of Mayor Muriel Bowser and the DC Office of Planning to extend the public review and comment period of the amendments to the DC Comprehensive Plan to end on April 30, 2020. The DC Council does not intend to vote on the amendments until after the budget season in June 2020. Thus, given the nature of these changes on our city, we ask that you extend the period set for public comments.

The Commission also voted with 8 Yeas, 0 Nays, and 0 Abstentions to appoint the Commissioner for Single Member District 4C, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4C before the Office of Planning and Councilmembers related to this matter.

Bennett Hilley  
Chairperson, ANC 4C

Jonah Goodman  
Vice Chair, ANC 4C

## **Resolution Requesting the Extension of the period for Stakeholder Comments on Amendments to the Comprehensive Plan Citywide and Area Elements**

*Whereas*, the Comprehensive Plan is DC law that is a broad framework intended to guide the future land use planning decisions for the District. *Barry Farm Tenants and Allies Association v. DC Zoning Commission*, 182 A.3d 1214, 1218 (D.C. 2018);

*Whereas*, principle purposes of the Comprehensive Plan include defining the requirements and aspirations of District residents, and accordingly influencing social, economic, and physical development, promoting economic growth and jobs for District residents and assisting in the conservation, stabilization, and improvement of each neighborhood and community in the District. D.C. Code §1-306.01;

*Whereas*, the Comprehensive Plan encompasses two tiers of city planning: (1) Citywide Elements and (2) Area Elements, as well as two maps, the Future Land Use Map (“FLUM”) and Generalized Policy Map (“GPM”) which express public policy on future land uses across the District and divide residential and commercial areas;

*Whereas*, in 2017, the Office of Planning (OP) opened the process to amend the 2006 Comprehensive Plan without providing an update as to efficacy of the Plan’s policies 12 years in or detailing whether or not existing policies are working, or not, and the reasons therefore;

*Whereas*, to date, OP and DC Council addressed amendments to the Comp Plan Framework Element, the leading Chapter in the Plan, and the Framework Element was amended by final vote on October 8, 2019;

*Whereas*, on October 15, 2019, the Office of Planning published proposed amendments to the 13 Citywide Elements and 10 Area Elements totaling more than 1500 pages of proposed changes as well as nearly 200 proposed changes to the FLUM and GPM maps. The proposed amendments make major changes to the existing elements, striking out large portions of text and adding large portions of new text;

*Whereas*, OP has allowed the public a 65-day review period that began on October 15 to comment on proposed amendments. OP has instructed residents to send their comments to their Advisory Neighborhood Commissions to which OP provided an additional 35-day review period to end on January 31, 2020. Six weeks of the review period falls within the Thanksgiving, Christmas, and other religious holidays;

*Whereas*, DC Council Chairman Mendelson recently stated that Council will not consider these proposed amendments until after passage of the District FY2021 budget sometime after June, 2020; and

*Whereas*, the more than 1500-page proposed amendments to the Citywide and Area Elements are complex documents which will require serious time commitment by residents, ANCs, and other stakeholders to fully understand their impact on residents, neighborhoods, and their communities in order to provide robust feedback,

### **NOW THEREFORE, BE IT RESOLVED THAT ADVISORY NEIGHBORHOOD COMMISSION 4C:**

1. Requests the Mayor and D.C. Office of Planning(OP)extend the time for reasoned and informed public and ANC comment on the Area and Citywide Elements by at least 180 days, and broadly announce that the extended public comment period will now end on, or after, April 30, 2020.
2. Requests the D.C. City Council make an official recommendation to the Mayor and D.C. Office of

Planning that the public be given this additional time to consider, comment, and notify OP of their comments on the proposed changes to the Citywide and Area Elements so that OP may provide the appropriate data and information to make informed transparent decisions pursuant to D.C. Code § 1–306, *et. seq.*

*AS DELIVERED WITH GREAT WEIGHT TO:* The Mayor of the District of Columbia, Muriel Bowser: [mayor@dc.gov](mailto:mayor@dc.gov); The Director of the Office of Planning, Andrew Trueblood: [andrew.trueblood@dc.gov](mailto:andrew.trueblood@dc.gov); & The Chair of the City Council, Phil Mendelson: [pmendelson@dccouncil.us](mailto:pmendelson@dccouncil.us)



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## Resolution to Provide Feedback on the Comprehensive Plan February 2020

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February 12, 2020

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Response sent to: [plandc@dc.gov](mailto:plandc@dc.gov)

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of 7 Commissioners present at its February 12, 2020, meeting, voted, with 7 Yeas, 0 Nays, and 0 Abstentions to support the resolution to the Office of Planning on the Comprehensive Plan.

The Office of Planning has given Advisory Neighborhood Commissioners until February 14, 2020 to provide feedback and input to the amended and approved Comprehensive Plan. The framework is used to guide development in Washington DC for the next 20 years. In 2016, the ANC 4C met with constituents and stakeholders during public meetings to receive feedback on the plan; as a result ANC 4C passed the [Resolution Supporting Priorities in Housing and Community Development in the Comprehensive Plan](#). Many suggestions were adhered to. ANC 4C is reiterating some aspects of this prior Resolution again, in order to stress the importance of affordable housing and other aspects of the Comprehensive Plan.

***In Response to*** Policy RCE-1.1.5: Housing Renovation and Policy RCE-1.1.6: Development of New Housing ANC 4C strongly encourages equitably distribute housing. Through the Comprehensive Plan, the District should fight against segregation, foster equitable access to opportunity, and comply with Affirmatively Furthering Fair Housing (AFFH) priorities. The District should require that every part of the city participate in adding housing to meet the need for all income levels. It is important to stress the importance of providing housing for low income residents; the median for affordable housing still does not provide for those at the lowest level of income in the city or those with government benefits.

ANC 4B passed [Resolution #4B-20-0104](#) whereby they ask the Office of Planning to define affordable housing to include what they deem “Deeply Affordable Housing” as defined as such:

Define Affordable Housing to Include Deeply Affordable Housing: The Commission appreciates additional proposed language regarding affordable housing within the Rock Creek East Area Element and other portions of the Comprehensive Plan but believes that a phrase that can apply to housing serving households earning less than 30 percent of the Median Family Income all the way to households earning less than 80 percent of the Median Family Income is amorphous and fails to provide clear policy and decision-making guidance, and may result in the under-production and under-preservation of deeply affordable housing. A specific definition of affordable housing is required and should include deeply affordable housing for households earning less than 30 percent of the Median Family Income. See, e.g., 2208.4, Policy RCE-1.1.3: Directing Growth; 2211.8, Policy RCE-2.1.3: Takoma Central District Housing Strategy; Policy RCE: Upper Georgia Avenue Development; 2214.5, Policy RCE-2.4.2: Housing along Kennedy Street.

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ANC 4C echo's 4B's call to protect and provide housing for those whose income falls under 30 percent of the median family income.

**Whereas ANC 4C** already requested and reiterates the need to include families. The District should be a city that houses people of all income levels and of all household sizes, including families. Through the Comprehensive Plan, the District should promote the creation and preservation of 3+ bedroom units along with other housing types.

**And to** Prioritize affordable housing as a community benefit. When rezoning or granting significant zoning relief, the District should affirm through the Comprehensive Plan that affordable housing (in addition to any underlying requirement) is the highest priority benefit and that other community benefits should be long-lasting.

**And to** Preserve existing affordable housing. When redevelopment occurs on properties with housing made affordable through subsidy, covenant, or rent control, the District, Zoning Commission, and neighborhoods should work with landowners to create redevelopment plans that preserve such units or replace any lost ones with similar units either on-site or nearby. These entities should provide the necessary density and/or potential funding to ensure it is financially feasible to reinvest in the property with no net loss of affordable units.

**And to** Protect tenants. Through the Comprehensive Plan, the District should ensure that when affordable housing is undergoing redevelopment, tenants have a relocation plan, are allowed to continue their tenancy with minimal disruption, and will have the right to return to their units or an equivalent replacement. Whenever feasible, redevelopment should observe build-first principles.

**In response to** Policy RCE-1.2.9: Recreational Acreage and Action RCE-1.2-Action RCE-1.2.B: Historic Surveys Continue to conduct historic surveys in the Rock Creek East Planning Area; ANC 4C reiterates the need to improve data collection and transparency. The District should provide the highest quality public data. It should standardize housing-related data collection across agencies, and release all data and forecast analyses to the public, to facilitate transparency and regular reporting on the status and progress of housing-related programs. Data should include a comprehensive housing database and demand-based forecasts alongside existing supply-based (pipeline) forecasts. All data should include that which reflects affordable and subsidized housing.

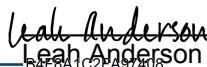
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